

KARADENE, BELIVAT, NAIRN IV12 5UY

Offers Over £560,000



Set in a peaceful rural location approximately eight miles south of Nairn, Karadene is an impressive six-bedroom detached family home with informal grounds extending to around two acres.

R&R Urquhart LLP



Karadene provides exceptionally spacious and well-planned accommodation designed for modern family living.

The property is entered from a gravel driveway with access ramp via a timber front door with glazed side panels into an

entrance vestibule, which opens into a spacious hallway. The hallway incorporates a large walk-in storage cupboard suitable for coats and household items, while a cloakroom fitted with white WC and wash hand basin is also accessed

from the hall. A rear porch, complete with a further large storage cupboard and a door to the garden, provides practical everyday access.

The generously proportioned lounge enjoys a higher-than-average ceiling creating an air of grandeur, along with a bay window overlooking the front of the property, and birch flooring. A fireplace with slate hearth houses a wood burning stove and creates a focal point to this lovely room.

To the rear of the property lies a dual aspect family room offering an excellent additional, less formal living space and features French doors opening directly onto the garden, with a woodburning stove for added comfort on the colder days.

The stylish dining kitchen is designed with family life in mind and is fitted with contemporary white gloss units complemented by black worktops, wall tiling and floor tiling. Appliances include a fridge freezer, dishwasher, 1 ½ stainless steel sink, double oven tower, ceramic hob, and extractor hood. The dining area provides ample space for a large table and chairs, and benefits from French doors leading to the garden.

Further accommodation on the ground floor includes a study/playroom, and a spacious utility room with direct access to the double integral garage which benefits from a vehicle maintenance pit.

An attractive open-tread oak staircase rises to the first-floor landing. The principal bedroom is particularly impressive in size, and features French doors opening onto a private balcony overlooking the tranquil grounds. The bedroom is further enhanced by a delightful walk-in dressing room and an en-suite shower room.



The upper floor also comprises five further generous bedrooms, offering excellent flexibility for larger families, guest accommodation or home working.

A generous contemporary family bathroom is located on this level and comprises a white WC, a trough style wash hand basin, bidet, bath and quadrant shower cubicle, all finished with an attractive natural stone effect tiled floor.

Externally the property extends to approximately two acres of predominantly grassland along with established trees at the bottom and side of the garden, along with an area of fruit trees beside the large polytunnel, providing significant outdoor space with scope for landscaping, hobby farming (a County Parish Holding (CPH) number is held.) or simply enjoying the peaceful rural setting. A quaint cabin in the grounds sits in an elevated position and comprises an open plan sitting room/kitchen, bedroom and shower room.

Karadene enjoys a tranquil countryside setting within easy reach of the seaside town of Nairn, renowned for its attractive beaches, sunny climate and excellent amenities. Nairn offers a wide range of shops, cafés, restaurants and leisure facilities, together with two championship golf courses.

The Highland capital of Inverness lies approximately 16 miles away, while Inverness Airport, offering regular flights to destinations throughout the UK and Europe, is just seven miles from the property.





Approx. Dimensions

Vestibule	2.11m x 1.52m
Lounge	6.86m x 6.11m
Family room	5.86m x 5.09m
Cloakroom	1.48m x 1.29m
Kitchen/dining	4.20m x 3.00m (kitchen) 3.00m x 2.90m (dining)
Utility room	3.76m x 2.90m
Study	2.50m x 2.00m
Master bedroom	6.00m x 5.50m
Bedroom 2	3.53m x 3.24m
Bedroom 3	3.57m x 2.94m
Bedroom 4	4.65m x 2.51m
Bedroom 5	4.56m x 2.77m
Bedroom 6	3.53m x 3.25m
Bathroom	3.52m x 2.77m
Garage	7.15m x 5.96m

Extras Included

Blinds, fitted floor coverings, dishwasher, fridge freezer, two ovens, hob.

Heating	Oil fired central heating
Double Glazing	Timber double glazing
Council Tax	Band G
EPC Rating	Band C
Gas	None
Electricity	Mains
Water	Mains
Drainage	Septic tank



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

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